

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 17 November 2008, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook
AGENDA

m/o 11/12
RECEIVED
NOV 12 2008
San Diego County
DEPT. OF PLANNING & LAND USE

NOTICE: The Draft General Plan Text for the General Plan update will be available on the Department of Planning and Land Use web site sdcounty.ca.gov/gpupdate or sdcounty.ca.gov/dplu, as of 15 November. Those interested can read it there and make any comments to the County and/or to the FCPG.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.
2. Approval of the minutes for the meeting of 20 October 2008. Voting item.
3. TM5532 Request for Waiver of Utility Under grounding along Old Highway 395 & Sterling View Drive. Applicant Dan Wery 858-614-5081. DPW project manager Mark Slovick 858-495-5172. Continued at the 18 February 2008 & denied at the 17 March 2008 and continued at the 20 Oct 2008 meetings. **Public Facilities Committee.** Community input. Voting item. (9/24)
4. Request for approval from the Fallbrook Community Planning Group for the installation of a horse trail along Flowerwood Way. Applicant and contact person: Mike McMillen, 949-476-5231, Mike.McMillen@Lyonhomes.com. County planner Derek Gade, Department of Public Works, Derek.Gade@sdcounty.ca.gov. and Maryanne Vancio Department of Parks & Recreation. **Parks & recreation Committee.** Community input. Voting item. (10/9)
5. SPA03-008/TPM5338RPL4/GPA03-04/SP03-004/R03-014 PASSERELLE Project. Proposed Specific Plan Amendment with a proposed Tentative Map, a proposed General Plan Amendment and a proposed Rezone for the development of the 415+ acres located north of SR-76 and east of I-15. This request proposes 529 Single Family Dwelling Units on 73.6 acres, 555 Multi-Family Dwelling Units on 44.8 acres, Professional Office on 10.9 acres, Parks on 10.4 acres, Open Space on 217.7 acres, Town Center on 7.8 acres, Roads on 49.8 acres, and Pump Station Area on 0.8 acres. Owner/ applicant PASSERELLE LLC 619 696-7355. Contact person David S. Davis 619 987-7780. County planner Dennis Campbell 858-505-6390. Project continued at the 17 Nov 2003 and withdrawn at the 18 Dec 2006 FCPG meetings **Land Use, Circulation, Design Review, and Parks & Recreation Committees.** Community input. Voting item. (10/16)
6. TM5449RPL3/S07-008/AD08-054/GPA05-006/RE05-015/S07-009 Request for a General Plan Amendment and a rezone with a Site Plan and a Tentative Map to subdivide the 26.4 acres located at the northwest corner of Reche and Ranger Roads (Thomas Brothers Coordinates 997 F4) into 18 lots for 18 single family homes. Owner and applicant Fallbrook Oaks LLC 619-299-4855. Contact person Tony Burns 619-641-5910. County planner Mark Slovich 858-495-5172. This item was denied at the 16 April 2007 and the 18 Feb 2008 FCPG meetings. A request to waive under grounding of the existing utilities was denied by a unanimous vote at the 17 April 2006 FCPG meeting. **Land Use & Design Review Committees.** Community input. Voting item. (10/20)
7. TPM21142 request to subdivide the 23.3 acres located between Rock Mountain and Gavilan Mountain Roads (Thomas Brothers Coordinates 997 H4) into four lots for four single family dwelling units. The existing house, barn, travel trailer, shed, and greenhouse on lot four are to remain. Owner and applicant American Lotus Buddhist Association 949-752-5738. Contact person Hadley Johnson 728-1134. County planner Ashley Gungle 858-495-5373 ashley.gungle@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (10/20)

8. TPM21144 Request for a Minor Subdivision to subdivide the 2.69 acres located at the south west corner of E. Fallbrook Street and McDonald Road into four lots plus a remainder for five single family dwelling units. The existing house, two garages and the mobil home located on the remainder parcel to remain. Owner and applicant Jack & Bonnie Hagerty, Leisa Grajek 728-4850. Contact person Thure Stedt 619-299-2525. County planner Andy Wickersham 858-694-3694. **Land Use Committee.** Community input. Voting item. (10/23)
9. Request for a Waiver of B Community Design Review Special Area Regulation for a sign for Sweet N Sassy, 110 Ash St. Fallbrook. Contact person Jessica jsheff48609@roadrunner.com. County planner is Debra Frischer (858)495.5201 debra.frischer@sdcounty.ca.gov. **Design Review Committee.** Community Input. Voting Item. (10/29)
10. Request for a Waiver of B Community Design Review Special Area Regulation for a new sign for Fallbrook Pharmacy. Alvarado St. Contact person Scott Tyree, scott.tyree@pacificpharmacygroup.com. County planner is Debra Frischer (858)495.5201 debra.frischer@sdcounty.ca.gov. **Design Review Committee.** Community Input. Voting Item. (10/29)
11. Presentation of a plan to build 22 additional units at the Silvergate Retirement Residences, 420 Elbrook Drive, Fallbrook. Contact person: Allen Cook 728-4799. Community input. Non voting item. (10/29)
12. Request for a Waiver of B Community Design Review Special Area Regulation for a "Dine About" banner at the Fallbrook Visitors Bureau, 123 W. Alvarado St. Contact person Don McDougal, don@grandtradition.com . County planner: Debra Frischer, 858-495-5201, debra.frischer@sdcounty.ca.gov. Continued at the 18 February FCPG meeting. **Design Review Committee.** Community Input. Voting Item. (10/31)
13. Presentation by Joseph Simon of Joseph Simon & Associates, Architects & Planners Inc 760-431-7871, josephs@jsainc.biz on a proposed new affordable senior housing project consisting of 80 residential units located at 300 & 302 N. Brandon St. County planner Gail Wright, gail.wright@sdcounty.ca.gov. Community input. Non-Voting item. (11/3)

NOTE: The Planning Group occasionally has openings on its **Land Use** (Chuck Sanacore 723-4706), **Circulation** (Harry Christiansen 728-3725), **Parks & Recreation** (Carolyn Major 723-9519), **Public Facilities** (John Crouch 723-7305), **Design Review** (Eileen Delaney 518-8888), and **Liberty Quarry** (Jim Oenning 451-2323) committees for non-elected citizens. Interested persons please contact the Chairman. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

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